

PLANNING COMMISSION MINUTES

April 1, 1997

Present: Dick Dresher, Mike Holmes, Ken Cutler, Don Milligan; Sam Fowler, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Feil, Secretary.

Absent: Rusty Mahan, City Attorney; Dean Jolley, Chairman; Lois Williams, Vice-Chairman; and Mark Green.

With the Chairman and Vice-Chairman absent Mike Holmes conducted the meeting. Mike Holmes welcomed all those present. Dick Dresher made a motion to approve the minutes for March 18, 1997 as written. The motion was seconded by Ken Cutler and voting was unanimous.

Site Plans

1. Preliminary and final site plan approval for Deseret Book at 460 W. 500 S.

Roger Toone, representing Deseret Book, and Grant Beagley, representing Consolidated Theaters, were present. Blaine Gehring explained that Deseret Book would like to build a new store on the site of the old Queen Theater at 460 West 500 South. The Queen Theater will be torn down and the new building will be located on the rear of the property with all parking in front.

The proposal is for a 4,000 square foot building with 17 parking spaces on site. The property owners are retaining the agreement for three parking spaces at Duerden's to be used as employee parking. There will be a driveway through to the properties to the north under a long standing access easement. The space between the new bookstore and the existing strip center to the west will be 20 feet to provide for fire access behind the strip center and the bowling alley. The existing driveway on the west side of the Queen Theater will be removed and landscaped.

The one problem with the site plan is the drainage. The building and the driveway on the northwest corner all drain onto the adjacent property. The building should be raised in elevation and the parking lot sloped to 500 South Street to provide better drainage.

The Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval with the following conditions:

1. The drainage plan be changed to drain to 500 South Street.
2. Pay a storm fee \$2,100.00 per acre x.3 acres=\$630.00.

3. Provide easements to Bountiful City along the frontage on 500 South as required by the Power Department.
4. Pay power, building and all other fees required.

Grant Beagley mentioned that it has been arranged to have all the water drainage run to 500 South. Dick Drescher asked about a dumpster. The store will not have a lot of garbage. There may be one garbage bag per day. Mr. Beagley mentioned that currently the garbage has been picked up by Winegar's. Mr. Beagley will make arrangements to have this continued.

There are some parking spaces in the rear that need to be removed for the fire lane. All signs to be used will meet the sign ordinance.

Sam Fowler made a motion to recommend to the City Council preliminary and final site plan approval for Deseret Book at 460 W. 500 S. subject to the conditions from Staff. Don Milligan seconded the motion and voting was unanimous.

2. Preliminary site plan approval for additional units at Colonial Pointe Apartments.

Bart Curtis and Craig Lee, with B. K. Enterprises, were present. Blaine Gehring explained that the Planning Commission has reviewed a conceptual plan of this area as the rezone was being considered. B.K. Enterprises has completed the necessary zone change and variance approval to now begin construction of 12 additional units to the south of their existing complex.

The preliminary plans are acceptable as far as sewer, water, drainage and setbacks are concerned. There are two items that need to be corrected. First, the property drops between 20 and 25 feet on the west side of the property. This tall hillside can be seen behind the properties along 625 West. It has been proposed to build a two-tiered retaining wall system to build up the property enough for the far west building. Each section of wall will be about 12 feet high with a ten-foot level section in between which will be landscaped. The walls will be on B.K. Enterprises property and will not physically impact the neighborhood.

Second, there are no covered parking spaces shown on the plan as required by ordinance. The ordinance requires one covered space per unit. Mr. Gehring indicated where to located these spaces that would not interfere with fire protection. The landscaping plan is not showing what will be done with the fencing on the west, south and east property lines. Craig Lee mentioned that chain link fencing will be placed on top of the retaining and the wood will be matched around the remaing property.

The Staff recommends the Planning Commission send to the City Council preliminary and site plan approval for additional units at Colonial Pointe Apartments with the following conditions:

1. All ordinances and codes be met and all items noted by the City Engineer on the

preliminary plan be corrected for final approval.

2. Power Department to determine any fees and easements.

Ken Cutler made a motion to recommend to the City Council preliminary site plan approval for additional units at Colonial Pointe Apartments subject to conditions by Staff. Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 7:32 P.M.